



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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Rochdale
OL16 1XU

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

21

Suffix

Property Name

Address Line 1

Rhos Avenue

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 1EG

Description of site location must be completed if postcode is not known:

Easting (x)

387442

Northing (y)

405065

Description

Applicant Details

Name/Company

Title

Miss

First name

Toni

Surname

Downie

Company Name

Address

Address line 1

21 rhos avenue

Address line 2

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M24 1EG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal includes building operations consisting of a hip-to-gable roof alteration and the construction of a rear dormer extension, together with associated structural and internal works.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The application site comprises an existing single dwellinghouse located at 21 Rhos Avenue, Middleton, Manchester (M24 1EG). The property is a semi-detached residential building that has been in continuous use as a private dwelling (Use Class C3) for a significant period of time. The use of the property as a dwellinghouse is lawful, as it has been established through long-standing residential occupation and there is no known breach of planning control associated with its use.

The existing building is lawful as it was constructed and completed in accordance with the relevant planning and building control requirements applicable at the time of its original development. There is no evidence to suggest that the dwelling has been subject to unauthorised construction or unlawful use.

The proposed works relate solely to alterations and enlargement of the roof of this existing lawful dwellinghouse, and do not involve any change of use of the land or building.

Accordingly, the existing use of the land and building is lawful, and the proposals are considered against permitted development rights applicable to a lawful dwellinghouse.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

The following supporting documentation accompanies this application:

Existing and proposed architectural drawings, including floor plans, roof plans and elevations relating to the proposed loft conversion and roof alterations

Detailed construction drawings and specifications prepared in support of Building Regulations approval

A site location plan identifying the application property

A supporting statement outlining compliance with Permitted Development (Class B) criteria

A roof volume calculation demonstrating that the proposed development falls within the allowable limits for Permitted Development

No previous planning permissions are relied upon as the application relates solely to proposed development. The application seeks confirmation that the proposed works constitute lawful development under Permitted Development rights.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The applicant considers that a Lawful Development Certificate should be granted as the proposed development fully complies with the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal relates to the enlargement of an existing lawful dwellinghouse through a hip-to-gable roof alteration and the construction of a rear dormer. The development satisfies all relevant conditions and limitations of permitted development, as follows:

The property is a single dwellinghouse to which permitted development rights apply

The total additional roof volume does not exceed the maximum allowance of 40 cubic metres for a semi-detached dwelling

The proposed development does not exceed the height of the existing roof ridge

No part of the development extends beyond the roof slope forming the principal elevation fronting a highway

The dormer is located to the rear of the property

Materials used in the construction will be similar in appearance to those of the existing dwelling

The proposal does not include any veranda, balcony, or raised platform

The existing building is a lawful dwellinghouse and the proposed works constitute alterations permitted under Class B.

The submitted drawings and supporting information demonstrate that the development complies with all relevant criteria for permitted development.

Accordingly, it is considered that the proposed development is lawful and that planning permission is not required. The applicant therefore requests that a Lawful Development Certificate be granted

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Toni Downie

Date

03/07/2026